

**Subject Property: 010-0144-01860**

**Address: 2005 N Arlington Ave**



**Property Description:**

The subject home is a split level home built in 1974 in the Upper Duluth Heights neighborhood. It contains 3 bedrooms, 1.75 bathrooms and 1,570 (above grade) square feet per county records. It sits on five parcels totalling approx 3 acres.

**Neighborhood:** Upper Duluth Heights

**Gross Square Footage:** 1,570

**On Market at** N/A

**Current Assessed Value:** \$285,800

**Value per Square Foot:** \$182/sq. ft.



## Interior Photos

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**Neighborhood:** Upper Duluth Heights

**Gross Square Footage:** 1,570

**Last Date of Sale:** N/A

**Current Assessed Value:** \$285,800

**Value per Square Foot:** \$182/sq. ft.





**Comparable 1: 010-0264-00310**

**Address: 321 W Rainbow St**



**Property Description:**

Comparable #1 is a split entry home built in 1980 in the Upper Duluth neighborhood. It contains 4 bedrooms, 2 bathrooms and 1,316 (above grade) square feet per county records. It sits on a single parcel that is approximately 1/4 of an acre.

**Neighborhood:** Upper Duluth Heights

**Gross Square Footage:** 1,316

**Last Date of Sale:** 06/22/2020

**Sales Price:** \$275,900

**Price per Square Foot:** \$209/sq. ft.



**Comparable 2: 010-2190-00300**

**Address: 315 W Ideal St**



**Property Description:**

Comparable #2 is a split entry home built in 1977 in the Upper Duluth Heights neighborhood. It contains 3 bedrooms, 1.75 bathrooms and 1,476 (above grade) square feet per county records. It sits on a single parcel that is approx 1/2 acre.

**Neighborhood:** Upper Duluth Heights

**Gross Square Footage:** 1,476

**Last Date of Sale:** 05/01/2020

**Sales Price:** \$271,400

**Price per Square Foot:** \$183/sq. ft.



## Comparable 3: 010-0264-00410

**Address: 210 W Rainbow St**



### Property Description:

Comparable #3 is a split entry home built in 1978 in the Upper Duluth Heights neighborhood. It contains 4 bedrooms, 1.75 bathrooms and 1,210 (above grade) square feet per county records. It sits on 2 parcels that total approximately 1/2 acre.

**Neighborhood:** Upper Duluth Heights

**Gross Square Footage:** 1,210

**Last Date of Sale:** 05/31/2018

**Sales Price:** \$255,000

**Price per Square Foot:** \$210/sq. ft.





## 2021 Local Board of Appeal & Equalization

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